

## Kanab Planning Commission Meeting

June 7, 2016

### Kane County Commission Chambers

**PRESENT:** Chairperson Joan Thacher, Chair Pro Tem Mike Downward, Commission Members: Marty Ott, Arlon Chamberlain, Stuart Allan, City Council Liaison Brent Chamberlain, Business/Land Use Coordinator Mike Reynolds, Jeff Stott of Kanab City Legal Council, City Planner Bob Nicholson and Secretary Katherine Ohlwiler.

**NOT IN ATTENDANCE:** Commission Members: Curtis Cutler and Melvin Watson.

### **MEETING STARTED AT 6:35 PM**

**APPROVAL OF MINUTES:** Mike Downward made a motion to approve the minutes of May 17, 2016 with the proposed revisions. Arlon Chamberlain 2<sup>nd</sup> the motion. Motion passed.

**PUBLIC COMMENT PERIOD:** Charlie Saba explained that since the Kanab Zip Line had been approved, they've been rather a pain. One of the requirements that they were supposed to fulfill was that people would be bused to the zip line from their business in town. They are not doing so. Mr. Saba explained that he almost collided with Zip Line goes out on the highway. The trailer they are also using for business doesn't meet requirements with their sign.

Mike Reynolds will review what their requirements are for their business.

**REVIEW AND DISCUSSION ON ACCESSORY BUILDINGS:** Mike Reynolds explained that there have been a lot of storage containers being put on properties wherever the owner wants. All of the storage units are supposed to have a permit, and be painted the same color as the house. If the storage unit is 10' X 20' there is not a permit required. Carports-metal structures- have also been an issue. Mike Reynolds recommended going over the ordinances regarding accessory buildings.

### **CONTINUED PUBLIC HEARING DISCUSSION OF REVISIONS TO THE KANAB CITY LAND USE ORDINANCE**

**CHAPTER 4 TO INCLUDE OUTSIDE LIGHTING RESTRICTION IN THE RESIDENTIAL AREAS:** Arlon Chamberlain made a motion to go in and out of Public Hearing at the call of the Chair. Marty Ott 2<sup>nd</sup> the motion. Motion passed.

Jeff Stott looked into cities that are Night Sky Friendly. Mr. Stott explained that if the City wanted to become certified it might be something the Beautification Committee could look into doing. He went over some of the requirements that would be needed during the long process. Mr. Stott also explained the definition for Down Lighting that he was directed to create last meeting:

"Down Lighting: To protect the views of the night sky, and to keep light from unreasonably interfering with another's property enjoyment, all outside lighting shall be "down lighting" so that lighting does not trespass to adjoining properties. All exterior lighting should provide for the illumination of buildings and grounds for safety purposes, but in an aesthetic manner. All exterior lighting shall be shielded, hooded,

or directed so that no direct light is allowed to directly trespass onto adjacent properties. The above restrictions do not apply to street lights, public parking lots, or holiday lighting.”

Mike Downward made a motion to recommend to the City Council adopting the new language for section 4-33 on Outdoor Residential Lighting as put forth by Jeff Stott with the addition for the wordage for holiday lighting. Motion passed unanimously by roll call vote.

**CONTINUED PUBLIC HEARING DISCUSSION OF REVISIONS TO THE KANAB CITY LAND USE ORDINANCE CHAPTER 18, 18-4 [DENSITY REGULATIONS] AND 18-6:** Bob Nicholson went over the modifications he has made to the two sections in chapter 18.

Arlon Chamberlain made a motion to go into Public Hearing. Mike Downward 2<sup>nd</sup> the motion.

David Donn expressed that these changes gives a lot of leeway to developers. Mr. Donn also wondered how everything gets covered as far as parking requirements and if a garage counted as a parking spot with one car parked behind that car.

Out of Public Hearing. Chairperson Joan Thacher directed staff to continue this discussion next meeting.

**STAFF REPORT:** Chairperson Joan Thacher declared there wouldn’t be a Planning Commission Meeting July 5, 2016.

**COMMISSION MEMBER REPORT:** None

**COUNCIL MEMBER LIAISON REPORT:** None

Stuart Allan adjourned.

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Chairperson

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Date